

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: June 10, 2010

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, June 15, 2010 at 7:45 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

### **PLANNING AND ZONING COMMISSION AGENDA**

Tuesday, June 15, 2010	7:45 P.M.	<b>Auditorium Town Hall</b>
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### **GENERAL MEETING**

*Discussion, deliberation, and possible decisions regarding the following closed public hearing items:*

**Coastal Site Plan Review #237-A, Flood Damage Prevention Application #263-A, Foster Kaali-Nagy, 70 Five Mile River Road.** Proposing to install an access walkway, dock, ramp and float, and perform related site activities within regulated areas.

**Coastal Site Plan Review #254, Flood Damage Prevention Application #284, Javier & Barbara Kulesz, 19 Lighthouse Way.** Proposing to construct additions and alterations to the existing residence, and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 6/1/2010. DECISION DEADLINE: 8/5/2010.*

**Business Site Plan #263/Special Permit, Darien Police Station, Hecker Avenue.**  
Request for extension of time to complete project.

**Business Site Plan #156-B, CornerStone Power Development Co., 1001 Boston Post Rd.** Proposed office tenant for a portion of the 2<sup>nd</sup> floor of the existing building (1,754+/- square feet), above Darien Rowayton Bank. Darien-Rowayton Bank to take remainder of currently vacant second-floor space.

**Coastal Site Plan Review #39-B, Flood Damage Prevention Application #30-B, Christine and Joseph Donelan, 240 Long Neck Point Road.** Request for extension of time to commence work.

**Business Site Plan #248, Day Street Development, LLC, 1015 Boston Post Road/13 Grove Street**  
Request for extension of time to commence work.

**Mandatory Referral #1-2010, Darien Housing Authority, Abandonment of Allen O'Neill Drive.**  
Requested abandonment of a public street--Allen O'Neill Drive.  
*DEADLINE TO ISSUE REPORT: 7/1/2010.*

### **Approval of Minutes**

May 25, 2010 Public Hearing/General Meeting

(Because this is a Special Meeting, the Commission cannot take up "Other Business").

**PUBLIC HEARING (to start no earlier than 8:00 p.m.)**

**Proposed Amendment to Zoning Map (COZM #1-2010) and Proposed Amendment to Zoning Regulations (COZR #2-2010), Thomas E. Golden Realty, Co., 169 Noroton Avenue LLC, & Noroton Heights Shopping Center Inc., 22 through 346 Heights Road; 72 Edgerton Street, and Edgerton Street (Map #75 Lot #30); and 273 West Avenue.** Proposing to amend the Zoning Regulations to establish a new overlay zone—the Noroton Heights Mixed Use (NHMU) Zone and to amend the Zoning Map by “landing” that Overlay zone on the subject properties; and to create a new Section of the Zoning Regulations entitled, “Noroton Heights Mixed Use Zone (NHMU)” and to modify existing Sections 311 (Zone Classifications), 905 (Joint Parking) and 907 (Parking Structures) of the Zoning Regulations. The subject properties are located on the north side of Heights Road, consisting of approximately 18 acres, and are shown on Assessor’s Map #74 as Lots #8 through #20; and Assessor’s Map #75 as Lots #1-#4 and #22-30, all now within the DC (commercial) Zone.

**Special Permit Application #66-L, Coastal Site Plan Review #234-A, Site Plan Application #259-A, Darien YMCA, 2420 Boston Post Road.** Proposal to a) reconstruct westerly portion of existing building which houses Holly Pond School; b) construct a youth gymnastics addition to the building; and c) renovate and enlarge the existing parking lot with new sidewalk, associated landscaping, and drainage; and perform related site development activities within a regulated area. The subject property is located on the south side of Boston Post Road, approximately 350 feet east of its intersection with Weed’s Landing, and is shown on Assessor’s Map #53 as Lot #60 in the R-1/2 Zone. *PUBLIC HEARING OPENED ON JUNE 1, 2010. DEADLINE TO CLOSE PUBLIC HEARING IS JULY 3, 2010, UNLESS EXTENSION IS GRANTED.*

**ADJOURN.**